

**Note: The following case(s) is/are included in this ad.**

**Click on the process number or applicant's name to go directly to the ad.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>03-011</u></a>	<a href="#"><u>CITY OF CORAL GABLES</u></a>
<a href="#"><u>04-142</u></a>	<a href="#"><u>WILLIAM MIRANDA PEREZ &amp; RAQUEL D. CAMPS</u></a>
<a href="#"><u>04-214</u></a>	<a href="#"><u>QUANTUM DEVELOPMENT L. L. C.</u></a>
<a href="#"><u>04-277</u></a>	<a href="#"><u>LAROC L. L. C.</u></a>
<a href="#"><u>04-297</u></a>	<a href="#"><u>QUANTUM DEVELOPMENT L. L. C.</u></a>
<a href="#"><u>04-347</u></a>	<a href="#"><u>JOSE &amp; MARIA ESTRABAO</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 12/14/04 TO THIS DATE:

HEARING NO. 04-2-CZ10-1 (03-11)

14-54-40  
Council Area 10  
Comm. Dist. 10

APPLICANT: CITY OF CORAL GABLES

MODIFICATION of Conditions #2, #10 & #11 of Resolution Z-2-00, passed and adopted by the Board of County Commissioners and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'City of Coral Gables Maintenance Facility,' as prepared by Wolfberg Alvarez & Partners, dated 1/18/99, dated last revised 2/26/99, consisting of 18 sheets, plans entitled 'City of Coral Gables Maintenance Facility,' as prepared by Wolfberg Alvarez & Partners dated, received 2/9/00, consisting of 2 sheets, along with plans entitled 'Boundary & Topographic Survey,' as prepared by C. A. P. Engineering Consultants, dated 7/98, consisting of 8 sheets, for a total of 25 sheets, except as herein modified to provide the required widths for the one-way drives (with the exception of the weight station, only), two-way drives and back-out space."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'City of Coral Gables Maintenance and Storage Facility,' as prepared by The City of Coral Gables Public Works Department, consisting of 2 pages and dated received 12/19/03."

FROM: "10. That the entire incinerator facility, which as depicted in the plans consists of the smokestacks, the adjacent building and all accessory structures, shall be demolished and removed from the property within 3 years of the approval of this zoning application. Pending its demolition and removal, the applicant shall cause the following improvements to be made to the incinerator facility, (a) all broken windows will be repaired or replaced; (b) the property shall be landscaped in accordance with county regulations; (c) all debris shall be removed; and (d) the building shall be painted. The applicant shall commence the improvements to the incinerator facility within 5 business days following the expiration of the appeal period on the resolution approving the application; provided that if an appeal of the resolution is filed, the improvements shall commence within 5 business days of an appellate decision affirming the approval of the application becoming final and not subject to additional appeals. The improvements shall be completed within 180 days of the date of commencement of said improvements."

TO: "10. That the smokestack be demolished and removed from the property within 7 years of the approval of this zoning application. Pending its demolition and removal, the applicant shall cause the following improvements to be made to the incinerator facility, (a) all broken windows will be repaired or replaced; (b) the property shall be landscaped in accordance with county regulations; (c) all debris shall be removed; and (d) the building shall be painted. The applicant shall commence the improvements to the incinerator facility within 5

CONTINUED ON PAGE TWO

APPLICANT: CITY OF CORAL GABLES

PAGE TWO

business days following the expiration of the appeal period on the resolution approving the application; providing that if an appeal of the resolution is filed, the improvements shall commence within 5 business days of an appellate decision affirming the approval of the application becoming final and not subject to additional appeals. The improvements shall be completed within 180 days of the date of commencement of said improvements."

FROM: "11. That the applicant shall be permitted to operate the automotive repair facility including auto painting, top and body work, welding shop, cabinet shop and grinding shop between the hours of 6:30 a.m. and 5:00 p.m., Mondays through Fridays, only."

TO: "11. That the applicant shall be permitted to operate the automotive repair facility including auto painting, top and body work, welding shop, cabinet shop and grinding shop between the hours of 7:30 a.m. and 5:00 p.m., Mondays through Fridays, only."

The purpose of the request is to allow the maintenance and continued use of certain structures previously required to be demolished, to allow additional time to complete the demolition of the smokestack, to reduce the hours of operation and to allow the applicant to submit a revised plan showing a larger area for the storage of plants and landscaping materials.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: A portion of Tract 1 of UTILITIES CENTER, Plat book 50, Page 91, more particularly described as follows:

Commence at the Point of intersection of the west line of east 12.5' of said Tract 1, with the south line of the north 1,010.8' of said Tract 1; thence run S0°46'30"E along the west line of the east 12.5' of said Tract 1 for a distance of 383.9' to the Point of beginning; thence continue along the west line of the east 12.5' of said Tract 1, S0°46'30"E, for a distance of 868.55' to the Point of intersection with the south line of said Tract 1; thence run N57°15'6"W along the south line of said Tract 1, for a distance of 1,591.13' to the Point of intersection with the west line of said Tract 1; thence run N32°44'54"E, along the west line of said Tract 1, for a distance of 428.57' to the Point of curvature of a circular curve, concave to the west; thence run NE/ly along the west line of said Tract 1 and along the arc of said circular curve, having a radius of 95', central angle of 15°0'17", for an arc distance of 24.88'; thence run S57°15'6"E, for a distance of 540.79'; thence run S84°17'14"E, for a distance of 110'; thence run S57°15'6"E, for a distance of 45'; thence run S77°55'8"E, for a distance of 85'; thence run S57°15'6"E, for a distance of 120'; thence run N32°44'54"E, at right angle to the previously described course for a distance of 193'; thence run S57°15'6"E, at right angle to the previously described course for a distance of 102'; thence run S10°35'38"E, for a distance of 55'; thence run S81°41'55"E, for a distance of 122.24' to the Point of beginning.

LOCATION: 2800 S.W. 72 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 16.64 Acres

PRESENT ZONING: IU-3 (Industry – Unlimited)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 2/1/05 TO THIS DATE:

HEARING NO. 05-2-CZ10-2 (04-142)

4-54-40  
Council Area 10  
Comm. Dist. 10

APPLICANTS: WILLIAM MIRANDA PEREZ & RAQUEL D. CAMPS

- (1) Applicant is requesting to permit an addition to a duplex setback a minimum of 12.47' (25' required) from the rear (north) property line.
- (2) Applicant is requesting to permit said duplex with a lot coverage of 40.01% (30% maximum permitted).
- (3) Applicant is requesting to permit a roofed structure setback 1.5' (7.5' required) from the interior side (west) property line.
- (4) Applicant is requesting to permit a shed setback 1.4' (5' required) from the rear (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "As Built Addition for William Miranda," as prepared by Roger Chavarria, P. E., consisting of one sheet, dated, signed and sealed 6/7/04. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 16, Block 1, GRAND CANAL HOMES, SECTION 1, Plat book 111, Page 31.

LOCATION: 9607 & 9609 S.W. 2 Lane, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

HEARING NO. 05-3-CZ10-1 (04-214)

16-54-39  
Council Area 10  
Comm. Dist. 12

APPLICANT: QUANTUM DEVELOPMENT L. L. C.

Applicant is requesting to permit 2 single-family residences setback 3' (10' required) from the side street (south) property lines and setback 3'6" (5' required) from the interior side (north) property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Lot Layout Plans for Setback Variances Egret Lakes," as prepared by Robayna and Associates, Inc., dated 4/13/04 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1 and Lot 6, Block 2 of EGRET LAKES HOMES, Plat book 159, Page 53.

LOCATION: 2660 S.W. 150 Court and 2675 S.W. 151 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 100' each

PRESENT ZONING: RU-1(M)(a) Modified Single Family 5,000 sq. ft. net)

APPLICANT: LAROC L. L. C.

- (1) AU to RU-1M(a)
- (2) UNSUAL USE to permit the filling of a portion of a lake.

REQUESTS #1 & #2 ON PARCEL "B"

- (3) MODIFICATION of Condition #4 of Resolution Z-142-96, passed and adopted by the Board of County Commissioners and last modified by Resolution #CZAB10-35-98, passed and adopted by Community Zoning Appeals Board #10, reading as follows:

FROM: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Laroc Commercial Plaza Lake Excavation Plan,' as prepared by Pedro E. Rodriguez, P. E., dated sealed 3-16-98, except as herein modified to require that additional trees be planted along south and southeasterly property lines and that the perimeter of the site adjacent to the rights-of-way be berm where possible to minimize the adverse effect of the visual impact of parking areas."

TO: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Tamarin Plaza & Tamarin Homes,' as prepared by Felix Pardo & Associates, Inc., consisting of 15 sheets, dated, stamped received 10/18/04 and a lake excavation plan entitled 'Tamarind Plaza & Tamarind Homes,' as prepared by Pedro E. Rodriguez, P. E., P. A., Consulting Engineer, consisting of two sheets and dated stamped received 12/21/04."

The purpose of this request is to allow the applicant to submit revised plans showing a new building configuration for the shopping center, filling of a portion of a lake and proposed single-family residential development.

REQUEST #3 ON PARCEL "A"

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": A portion of the LAKE AND CABIN AREA, as shown on the plat of BUSINESS SECTION, J. G. HEAD'S FAMRS, a subdivision in Sections 3 & 10, Township 54 South, Range 39 East, Plat book 46, Page 46, being more particularly described as follows:

Commence at the Southwest corner of Section 3, Township 54 South, Range 39 East; thence run N87°42'34"E along the south line of said Section 3 for a distance of 40', said point being in the E/ly right-of-way line of S.W. 147<sup>th</sup> Avenue; thence run N02°12'00"W along said right-of-way

APPLICANT: LAROC L. L. C.

PAGE TWO

line of S.W. 147 Avenue for a distance of 379.84' to a point; thence continue N02°12'00"W, along the said east right-of-way line of S.W. 147<sup>th</sup> Avenue for a distance of 232.05' to the Point of beginning of the parcel of land hereinafter described: Thence run N87°36'28"E for a distance of 948.32', to a point on the west line of the east ½ of the east ½ of the SW ¼ of the SW ¼ of said Section 3; thence run N02°01'21"W along the west line of the east ½ of the east ½ of the SW ¼ of the SW ¼ of said Section 3 for a distance of 530' to the S/ly right-of-way line of Tamiami Trail (S.R. 90/U. S. #41); thence run S89°43'08"W along said S/ly right-of-way line of Tamiami Trail (S. R. 90/U. S. #41) for a distance of 649.79'; thence run S02°16'06"E for a distance of 200'; thence run S87°55'45"W for a distance of 300.77' to the E/ly right-of-way line of S.W. 147<sup>th</sup> Avenue; thence run S02°12'00"E along said E/ly right-of-way line of S.W. 147<sup>th</sup> Avenue for a distance of 355.61' to the Point of beginning. AND: PARCEL "B": A portion of the LAKE AND CABIN AREA, as shown on the plat of BUSINESS SECTION, J. G. HEAD'S FAMRS, a subdivision in Sections 3 & 10, Township 54 South, Range 39 East, Plat book 46, Page 46, being more particularly described as follows:

Commence at the Southwest corner of Section 3, Township 54 South, Range 39 East; thence run N87°42'34"E along the south line of said Section 3 for a distance of 40', said point being in the E/ly right-of-way line of S.W. 147<sup>th</sup> Avenue; thence run N02°12'00"W along said right-of-way line of S.W. 147 Avenue for a distance of 379.84' to the Point of beginning of the parcel of land hereinafter described: Thence run N87°42'39"E for a distance of 1,276.84' to a point on the west line of the SE ¼ of the SW ¼ of said Section 3; thence run N01°57'36"W along the said west line of the SE ¼ of the SW ¼ of said Section 3 for a distance of 186.04' to a point, said point being 93.77' south of the Southwest corner of the NW ¼ of the SE ¼ of the SW ¼ of said Section 3; thence run S88°43'02"W for a distance of 329.48' to a point being 87.99' south of the Northwest corner of the east ½ of the SE ¼ of the SW ¼ of the SW ¼ of said Section 3; thence run N02°01'21"W along the west line of the east ½ of the east ½ of the SW ¼ of the SW ¼ of said Section 3 for a distance of 41.92'; thence run S87°36'28"W for a distance of 948.32' to the E/ly right-of-way line of S.W. 147<sup>th</sup> Avenue; thence run S02°12'00"E along said E/ly right-of-way line of S.W. 147<sup>th</sup> Avenue for a distance of 232.04' to the Point of beginning.

LOCATION: The Northeast corner of theoretical S.W. 9<sup>th</sup> Street & theoretical S.W. 147 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 17.014 Acres

AU (Agricultural – Residential)  
BU-1A (Business – Limited)  
RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)

APPLICANT: QUANTUM DEVELOPMENT L. L. C.

- (1) MODIFICATION of Condition #2 of Resolution CZAB10-45-99 and further modified by Resolution CZAB10-22-02, passed and adopted by Community Zoning Appeals Board #10,, only as applied to the subject property, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan Egret Lakes,' as prepared by Robayna and Associates, consisting of 4 sheets: S1 dated 3/11/02, S-4 & L-3 dated 2/4/99 and SP-1 dated 1/30/02 and plans entitled 'Venetian Isles,' as prepared by Oliva Meoz-Ortiz, Architects & Planner, Inc., consisting of 29 sheets dated 8/29/01."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan Egret Lakes,' as prepared by Robayna and Associates, consisting of 4 sheets: S1 dated 3/11/02, S-4 & L-3 dated 2/4/99 and SP-1 dated 1/30/02 Sheet S-5 dated stamped received 9/01/04; & 3 sheets (A1 through A-3) Model "C" dated stamped received 7/21/04 and plans entitled 'Venetian Isles,' as prepared by Oliva Meoz-Ortiz, Architects & Planner, Inc., consisting of 29 sheets dated 8/29/01."

- (2) MODIFICATION of Paragraph #2 of a Declaration of Restrictions, as recorded under Official Record Book 18991, Pages 3035-3045 and further modified by a Modification of Declaration of Restrictions as recorded by Official Record Book 20733, Pages 1072 through 1085, reading as follows:

FROM: "2. The property shall be developed substantially in accordance with that plan submitted with the application entitled 'Site Plan Egret Lakes,' as prepared by Robayna and Associates, consisting of 4 sheets: S1 dated 3/11/02, S-4 & L-3 dated 2/4/99 and SP-1 dated 1/30/02 and plans entitled 'Venetian Isles,' as prepared by Oliva Meoz-Ortiz, Architects & Planner, Inc., consisting of 29 sheets dated 8/29/01."

TO: "2. The property shall be developed be substantially in accordance with that plan submitted with the application entitled 'Site Plan Egret Lakes,' as prepared by Robayna and Associates, consisting of 4 sheets: S1 dated 3/11/02, S-4 & L-3 dated 2/4/99 and SP-1 dated 1/30/02 Sheet S-5 dated stamped received 9/01/04; & 3 sheets (A1 through A-3) Model "C" dated stamped received 7/21/04 and plans entitled 'Venetian Isles,' as prepared by Oliva Meoz-Ortiz, Architects & Planner, Inc., consisting of 29 sheets dated 8/29/01."

The purpose of these requests is to allow the applicant to revised plans deleting a wall detail originally proposed for an entrance road for the residential development and to permit a residence setback less than permitted from the side street property line.

- (3) Applicant is requesting to permit a single-family residence setback 3' (10' required) from the side street (south) property line and setback 3'6" (5' required) from the interior side (north) property line.

CONTINUED ON PAGE TWO



HEARING NO. 05-3-CZ10-3 (04-297)

18-54-39  
Council Area 10  
Comm. Dist. 11

APPLICANT: QUANTUM DEVELOPMENT L. L. C.

PAGE TWO

REQUEST #3 ON THE FOLLOWING:

Lot 19, Block 29, EGRET LAKES ESTATES, SECTION 3, Plat book 160, Page 33.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 & #2 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and request #3 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: All of EGRET LAKES ESTATES, SECTION 3, Plat book 160, Page 33.

LOCATION: Lying on the Southwest corner of S.W. 153 Court and S.W. 26 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.17 Acre

PRESENT ZONING: RU-1(M)(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 05-3-CZ10-4 (04-347)

8-54-40  
Council Area 10  
Comm. Dist. 11

APPLICANTS: JOSE & MARIA ESTRABAO

Applicant is requesting to permit a covered terrace addition to a single-family residence setback 16'8" (25' required) from the rear (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "As Built Covered Terrace," as prepared by German Arturo Agudelo, R. A., consisting of one page dated 8-24-04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 5, Block 6, LAS PALMAS, SECTION TWO, Plat book 110, Page 81.

LOCATION: 1201 S.W. 104 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 84' x 103'

PRESENT ZONING: RU-2 (Two Family Residential)